055.0	0001	0003.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	577,500 /	577,500
					USE VALUE:	577,500 /	577,500
					ASSESSED:	577,500 /	577,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHENG ZHAOYAN
Owner 2:	
Owner 3:	
Street 1:	65 DUDLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HANSEN LESLIE CHRISTINE -
Owner 2:	-
Street 1:	54 MEDFORD ST APT 603
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,251 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 948 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6251.000	152,200		425,300	577,500
Total Card	0.144	152,200		425,300	577,500
Total Parcel	0.144	152,200		425,300	577,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 609.18 | /Parcel: 609.1

Legal Description

User Acct 36552

GIS Ref

GIS Ref

Insp Date 10/04/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 055.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	152,200	0	6,251.	425,300	577,500	577,500	Year End Roll	12/18/2019
2019	101	FV	143,200	0	6,251.	425,300	568,500	568,500	Year End Roll	1/3/2019
2018	101	FV	143,200	0	6,251.	285,500	428,700	428,700	Year End Roll	12/20/2017
2017	101	FV	143,200	0	6,251.	273,400	416,600	416,600	Year End Roll	1/3/2017
2016	101	FV	143,200	0	6,251.	249,100	392,300	392,300	Year End	1/4/2016
2015	101	FV	134,100	0	6,251.	200,500	334,600	334,600	Year End Roll	12/11/2014
2014	101	FV	134,100	0	6,251.	179,200	313,300	313,300	Year End Roll	12/16/2013
2013	101	FV	134,100	0	6,251.	170,100	304,200	304,200		12/13/2012

!4419!

PRINT

Date	Time
12/10/20	19:26:37

LAST REV

Date	Time
12/08/20	09:16:30

mmcmakin

4419

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HANSEN LESLIE C	76242-467		11/23/2020		545,000	No	No		
HANSEN RALPH H	46180-567		9/29/2005	Family		No	No		Grace F Hansen - DOD: 05/23/2016 BK: 73882 PG
HANSEN RALPH H	8807-470		9/10/1956	Family		No	No		Ralph H Hansen - DOD: 06/23/1983 BK: 15802 PG

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/1996	349	Manual	2,050					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2020	Mail Update	JO	Jenny O
10/4/2018	MEAS&NOTICE	PH	Patrick H
2/18/2009	Meas/Inspect	163	PATRIOT
2/14/2000	Inspected	263	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	277	PATRIOT
7/30/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	36552
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6251		Sq. Ft.	Site		0	70.	0.97	11									425,270						425,300	

Total AC/HA: 0.14350 | Total SF/SM: 6251 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,270 | Spl Credit | Total: 425,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	53250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	220575
Depreciation:	68378
Depreciated Total:	152197

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

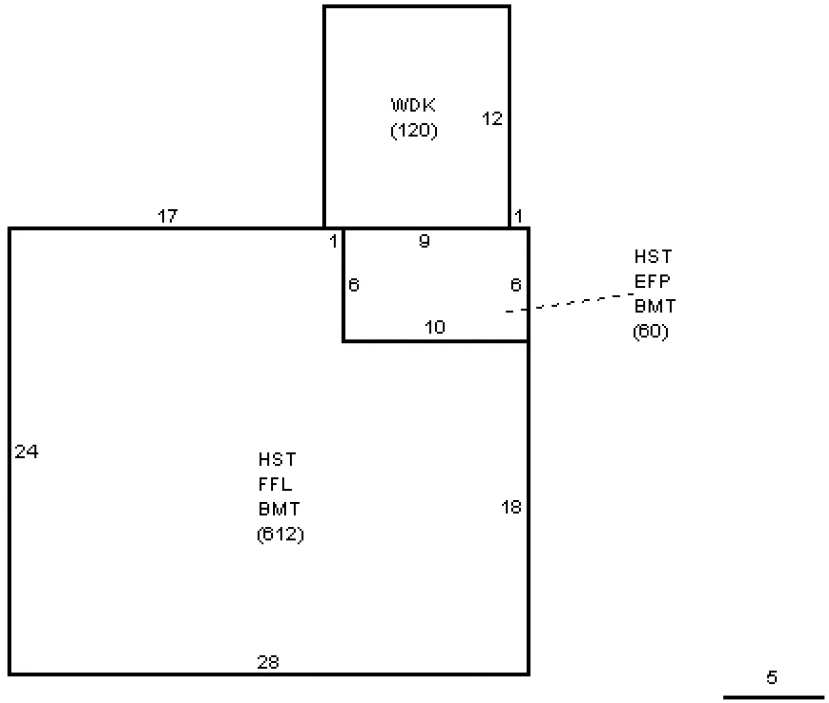
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	84.56
Final Total:	152200	Val/Su SzAd	160.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	42.100	28,288
FFL	First Floor	612	140.320	85,875
HST	Half Story	336	140.320	47,147
WDK	Deck	120	14.190	1,703
EFP	Enclos Porch	60	71.870	4,312

Net Sketched Area: 1,800 | Total: 167,325

Size Ad 948 | Gross Are 2136 | FinArea 948

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: